

November 19, 2008

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

SUBJECT: **Concord Plaza – Lot 4**
CBBEL Project No. 02-038 (HR)

DEVELOPER/OWNER: **McKenzie Properties, LLC**

LOCATION: **40° 21' 51" Latitude**
-86° 51' 42" Longitude

RECOMMENDATION: **Final Approval**

McKenzie Properties, LLC proposes to construct a new Kentucky Fried Chicken restaurant, associated parking and drives, and supporting infrastructure on a 1.14 acre outlot being developed with the Wal-Mart Supercenter site located at the southwest corner of C.R. 350 South and C.R. 250 East (Concord Road). Runoff from Outlot 4 will be conveyed through new storm sewers, which will connect to an existing main storm sewer system constructed with the Wal-Mart Supercenter and discharge into an existing detention facility constructed with the Wal-Mart Supercenter for stormwater quantity and quality.

This project will have an indirect outlet to the J.N. Kirkpatrick Regulated Drain. There are no regulated drain encroachments or crossings proposed with this development. The project site is not located within the Tippecanoe County MS4 Area. The project site is located within the Elliott Ditch 305(B) Priority Watershed.

This project was reviewed in a memorandum dated October 20, 2008. The applicant has submitted information to address the comments included in the review memo and, after a review of this information; CBBEL recommends final approval of the stormwater management plan.

The applicant must still pay any final drainage review fees per Ordinance 2005-04-CM, and the Phase II stormwater program fees.

If no assurance is required under the Unified Subdivision Ordinance, Section 4.1, the Comprehensive Stormwater Management Ordinance of Tippecanoe County (Ordinance) still requires an assurance, made out to the Tippecanoe County Drainage Board, for an amount equal to 100% of the total costs of implementing measures required by Chapters 3, 4, and 5 of the Ordinance. See Chapter 6, Section 7 of the Ordinance for more information.

The property owner, developer, or contractor shall be required to file a three-year maintenance bond or other acceptable guarantee with the Tippecanoe County Drainage Board, prior to final approval, in an amount not to exceed ten percent (10%) of the cost of the stormwater drainage system located outside the public road right-of-ways. See Chapter 6, Section 9 of the Ordinance for more information.

Final construction plans shall be signed by the Tippecanoe County Surveyor. The number of plan sets to be signed will be determined by the Tippecanoe County Surveyor's Office.

No site work of any type shall start on this project without a pre-construction meeting with the Tippecanoe County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: SEA Group

DWE/sb

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